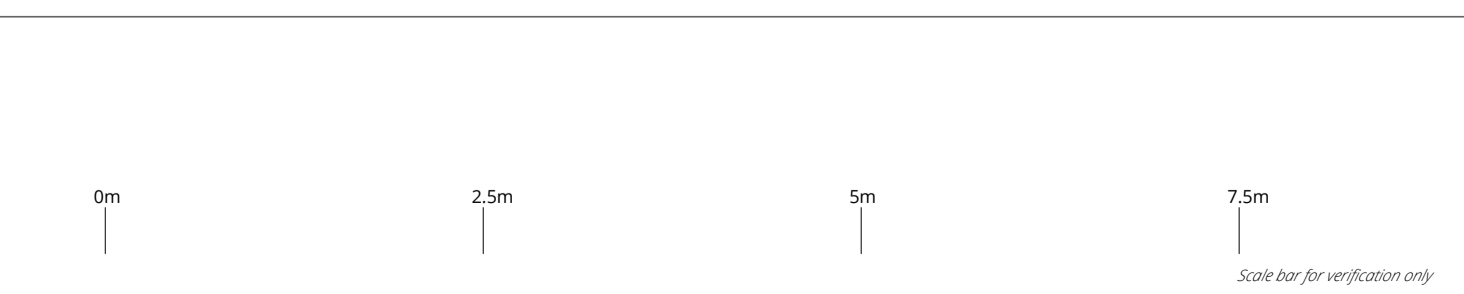
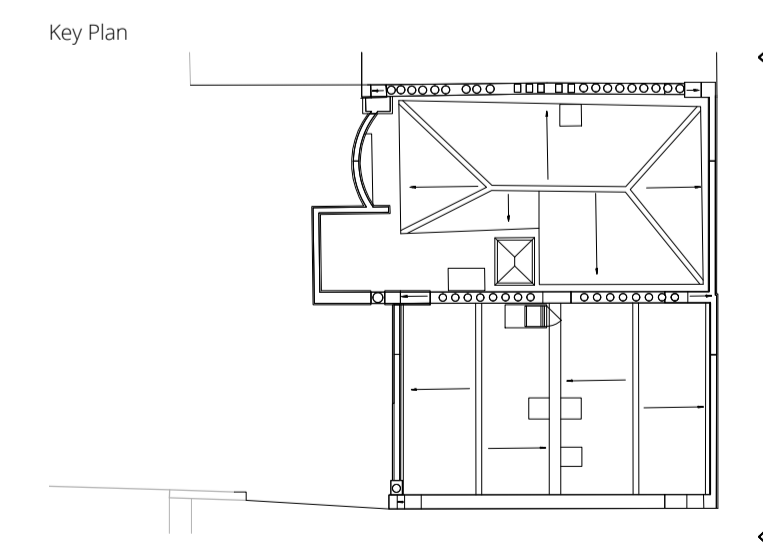
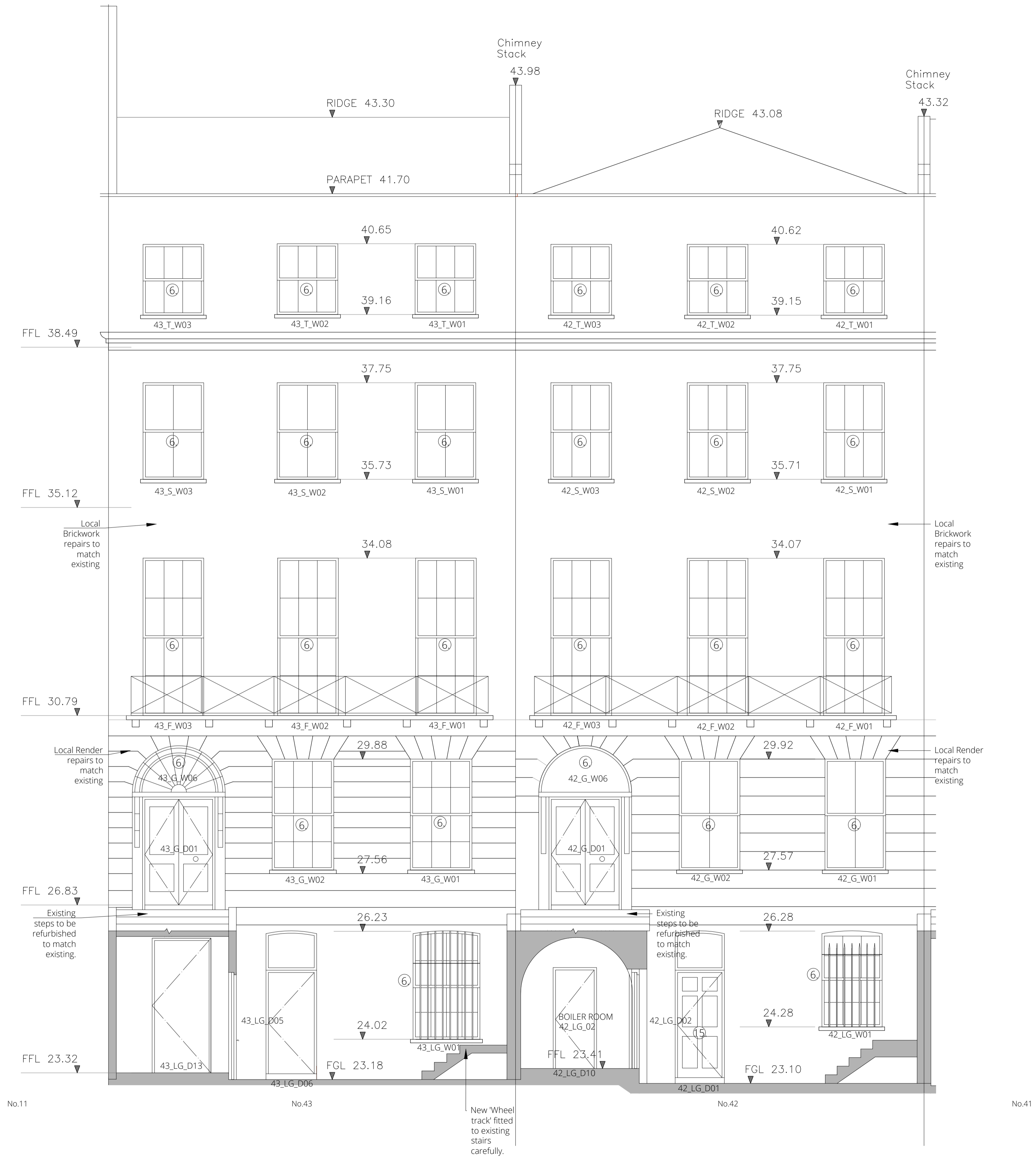


NOTES:

Applicable Throughout Building-
Stabilise and protect any original features such as cornices, skirting's and plaster relief's generally where walls are to be removed etc. All significant items that are to be reinstated after the works are to be removed with care to prevent any damage and are to be protected and stored on site. All items to be retained in place are to be adequately protected during the duration of the works to avoid any damage. All historic features to be made good where existing surface mounted services/ducts and trunking have been removed - to match existing features.

- ① Nib walls to retain plan form of existing layout. All existing features to be carefully re-instated and made good where necessary.
- ② New Riser. Scribing around existing cornices. All new services to be fed through back of cornice and all works to be carried out with care.
- ③ Existing window/glazed door to be removed and opening to be lowered
- ④ All New VRF units with New Joinery housing services - 1700mm W x 300mm D x 700mm H. New unit to be scribed around the existing skirting and floor is to be made good where necessary.
- ⑤ New Floor finish - Existing floorboards to be overlayed with plywood to protect and retain existing floor. The original floorboards affected by any works will be numbered, carefully lifted and re-instated in the same position.
- ⑥ Existing Windows to be refurbished. All joinery and shutters to be made good and to match existing.
- ⑦ Existing carpet to be removed and staircase to be made good where necessary and staircase to be re-decorated. All balustrades and features are to be protected.
- ⑧ New SVP and housing. Scribing around existing cornices. All works to be carried out with care.
- ⑨ All existing railings and balconies to undergo repairs where necessary and to be made good to match existing.
- ⑩ Existing archway/vault ceiling retained.
- ⑪ Existing Suspended ceiling to be removed. Ceiling and cornices to be made good and all existing features to be protected and made good where necessary.
- ⑫ New opening in wall and new doors where shown. All existing skirting cornices and historic features affected by the works will be made good to match existing. New architraves will be re-instated.
- ⑬ Existing Mosaic/Stone floor tiles to be revealed and to be made good where necessary to match existing.
- ⑭ Existing modern hatch to be blocked up - making good to existing wall to match existing.
- ⑮ Existing door and openings to remain but to be locked shut.
- ⑯ New potted planting/flower bed.



Date	Revision	Description
27 July 2018	/	Planning & Listed Building Consent Applications

FOR PLANNING	
Project Ref:	42-43 RUSSELL SQUARE
Subject:	PROPOSED FRONT ELEVATION
Drwg No:	42-43_RS_50_A_61
Scale:	1:50
Rev:	/
Original sheet size:	A1